

# Exhibit P

“Value Adds”

## **Preferred "Value Added" Items**

**"Value Added" to the Site Plan:** While not required by this RFP, should the Offeror propose "Value Added" to the minimum requirements of the site design. Some not-required but preferred "Value Added" include, but are not necessarily limited to:

- Walking trails,
- Outdoor eating/ break areas,
- Solar powered electric car charging stations,
- Solar powered site lighting,
- Rainwater irrigation system,
- Recycling of shot rock from site without transporting off site,
- Sunshading,
- Green Roofing,
- Wildlife habitat area on site,
- Compact car parking spaces in some areas,
- Pervious pavements (above that required by Zoning ordinances),
- Visible public transit drop-off points,
- Flag pole areas,
- and
- Scenic look-out points.

These "Value Added" shall be described graphically on the site plan and linguistically in the Design Narrative.

**Building Interior Amenities:** While not specifically required by this RFP, the Offeror may make "Value Added" to the interior requirements of this building. Some suggested "Value Added" items that the COK would prefer are the following:

- Innovative collaboration spaces,
- Break areas,
- Public waiting areas,
- Organization of cubical areas,
- Beneficial GSF in excess to that required by the RFP as a minimum,
- Recycled flooring materials,
- Use of LED lighting,
- Wifi system instead of hard wiring IT system,
- Enhanced commissioning (beyond that required for LEED Certification),
- Building envelop testing,
- and
- Re-circulating domestic hot water system.

These "Value Added" shall be described graphically in the building drawings and linguistically in the Design Narrative.